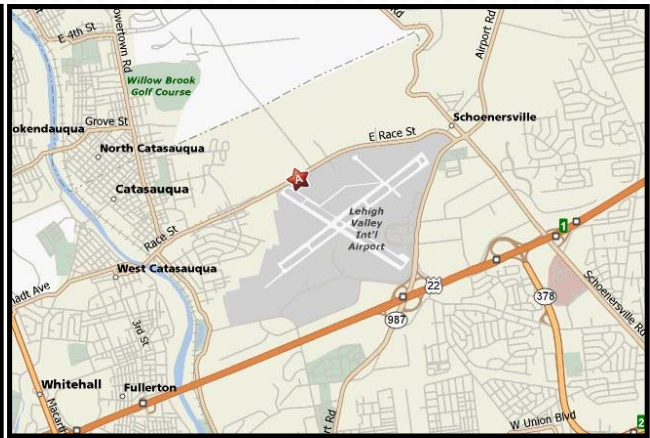




**HAWLEY REALTY, INC.**  
COMMERCIAL AND INDUSTRIAL REAL ESTATE

944 Marcon Blvd. • Suite 120 • Allentown, PA 18109  
Phone: 610.398.4000      www.hawleyrealty.com

**1530 E. RACE STREET  
Hanover Township  
Allentown, Lehigh County, PA**



**BUILDING SIZE:** 43,117 sq. ft.

**LOT SIZE:** 2.063 acre

**DESCRIPTION:** Stucco concrete block and structural steel construction, 20' ceiling height, roof mounted gas fired hot air heat and HVAC package for both office and warehouse, full public utilities, 4 truck tailgates, 2 drive in door, 100% wet sprinkler system, mezzanine front and rear offices.

**LOCATION:** Within 2 miles of Route 22 via Airport Road, easy access to major highways.

**LEASE RATE:** \$4.50 per sq. ft. Net (3)

**SALE PRICE:** \$1,950,000.00 ***"Price Reduced"***

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

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